

June 5, 2020

Town of Wellesley Planning Department
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Wellesley, MA 02482

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Re: 15 Pine Street, Large House Review Application

Dear Planning Department Members,

On behalf of my client and the homeowner of 15 Pine Street, Harold Coxall, we are submitting a Large House Review application for the proposed detached accessory structure to the property. Enclosed in this package are twelve (12) 11"x17" full size copies of the application and drawings.

15 Pine Street is located in the SR-15 zoning district and has a lot area of 27,420 square feet. The Large House Review threshold for this property is 4,300 square feet of TLAG. The existing TLAG is 5,317 square feet. The proposed addition is 595 square feet of TLGAS, totaling 5,912 square feet, which is an 11.2% increase in area.

The existing house is a two-and-a-half story colonial with an existing garage that faces the rear yard. A shared driveway at the adjacent lot, which serves three separate homes, wraps around the house and connects to the property in the rear yard. The homeowner wants to build a detached accessory garage structure for better parking and storage. Given the narrow and deep lot with an irregular shape, as well as the current rear facing orientation of the existing garage, an attached garage expansion is not practical. The existing lot lines and setback requirements created the angled cut-out at the rear of the garage, which is the reason for the unique footprint and rooflines.

Application for Waivers

1. Existing Site Survey: We request a waiver for the location, type and size of trees over 6" in caliper and for surface drainage and topography because no trees are affected or removed in this project, and that the existing grading does not need to change when the detached accessory structure is built.
2. Stormwater Management Report: We request a waiver for this report because of the minimal impact that the proposed structure will have on the existing lot coverage and drainage patterns. The lot coverage is increased by approximately 1.3%. The proposed structure fits into the existing topography without significant interruption.
3. Landscape Plan: We request a waiver for a landscape plan because no new plantings are proposed. The footprint of the proposed structure fits into the existing grading and paving, so the grass and pavement will be repaired at the end of construction.

Statement of Intent:

1. Preservation of Landscape: The existing landscape will be preserved because the proposed detached accessory structure does not require any significant grading or excavation to build, and no tree removal. As demonstrated in the existing photographs and proposed renderings on T7 and T8, the proposed garage will sit at the end of the existing driveway at the high spot before the rear yard slopes down. The only landscape work will be to re-seed and re-pave the affected areas after construction. We considered adding a detached garage in the lower part of the property in the wooded area, but that would require the removal of numerous trees and additional paving. In order to minimize the impact to the property and to the abutting neighbors we decided to build the new two-bay garage in the upper part of the lot as close to the existing house as possible.
2. Scale of Buildings: The design of the proposed detached accessory structure is appropriate for the neighborhood at large and in the immediate context of the existing 2-1/2 story colonial. As demonstrated in the overall elevations on page A6.0, the massing of the existing house steps down towards the rear where the existing garage is half a story down from the front of the house. The proposed structure is in scale with this part of the home, and all of the exterior materials and detailing will match the existing home.
3. Lighting: Two wall sconces will be added on either side of the new garage doors. These fixtures will match the existing wall sconces at the home, shown on T6. No photometric plan is provided because only two fixtures are added.
4. Open Space: Existing open space in the front and side yards is not impacted by the proposed work. No new driveways are required. The new garage can be seen from the public way from a few angles, and in these instances the rooflines are designed to blend in and enhance the built environment.
5. Grading: See Waivers #1 and #2.
6. Circulation: The project was designed to minimize the amount of new paving and/or circulation paths. The existing driveway will be utilized.

We look forward to presenting our project to the Board. If there are any questions or clarifications please feel free to reach out to me at rhwilliamson1@gmail.com or 802-342-2502.

Sincerely,



Robert H. Williamson, Architect